067.A	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,700 / 689,700
					USE VALUE:	689,700 / 689,700
					ASSESSED:	689,700 / 689,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVERI MARISA
Owner 2:	MOYLAN AMY E
Owner 3:	
Street 1:	27 ROCKMONT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOLAN ROBERT J/MAURA B -
Owner 2:	-
Street 1:	27 ROCKMONT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,615 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Aluminum Exterior and 1388 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6615.000	256,800		432,900	689,700
Total Card	0.152	256,800		432,900	689,700
Total Parcel	0.152	256,800		432,900	689,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.90 | /Parcel: 496.9

Legal Description

User Acct 128668

GIS Ref

GIS Ref

Insp Date 03/08/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0005.0

!5796!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,800	0	6,615.	432,900	689,700	689,700	Year End Roll	12/18/2019
2019	101	FV	211,100	0	6,615.	402,000	613,100	613,100	Year End Roll	1/3/2019
2018	101	FV	211,100	0	6,615.	402,000	613,100	613,100	Year End Roll	12/20/2017
2017	101	FV	192,500	0	6,615.	352,500	545,000	545,000	Year End Roll	1/3/2017
2016	101	FV	192,500	0	6,615.	321,600	514,100	514,100	Year End	1/4/2016
2015	101	FV	187,900	0	6,615.	284,500	472,400	472,400	Year End Roll	12/11/2014
2014	101	FV	187,900	0	6,615.	269,000	456,900	456,900	Year End Roll	12/16/2013
2013	101	FV	187,900	0	6,615.	256,000	443,900	443,900		12/13/2012

PRINT

Date	Time
12/10/20	20:38:09

LAST REV

Date	Time
06/23/17	09:48:12
danam	
5796	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN ROBERT J/	48763-47		12/29/2006		425,000	No	No		
CALARESO DONALD	34609-447		1/19/2002		371,000	No	No		
	21348-118		8/1/1991		120,000	No	No		A

USER DEFINED

Prior Id # 1:	128668
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2016	1546	Solar Pa	1,000	C				
4/8/2016	419	Addition	102,304					Addition
10/27/2011	1365	Porch	29,800					REPL EFP W/ LARGER

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2017	Measured	DGM	D Mann
3/8/2017	Permit Visit	DGM	D Mann
5/31/2012	Info Fm Prmt	BR	B Rossignol
12/23/2008	Meas/Inspect	336	PATRIOT
4/16/2007	MLS	MM	Mary M
4/5/2002	MLS	MM	Mary M
4/20/2000	Entry Denied	270	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6615		Sq. Ft.	Site		0	70.	0.93	12									432,915						432,900	

Total AC/HA: 0.15186 | Total SF/SM: 6615 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,915 | Spl Credit | Total: 432,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348907
Depreciation:	92111
Depreciated Total:	256795

COMMENTS

OF=SINK IN BMT. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

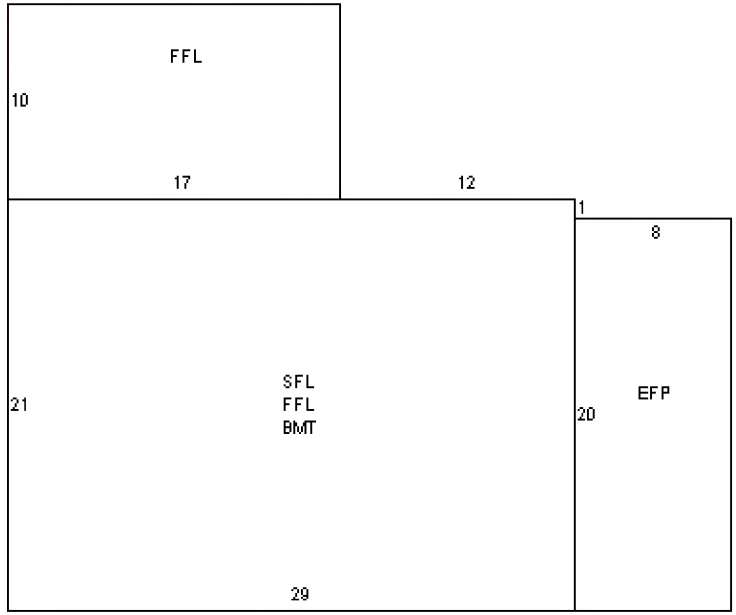
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.73
Special Features:	0	Val/Su Net:	119.05
Final Total:	256800	Val/Su SzAd	185.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	779	168.730	131,443
BMT	Basement	609	50.620	30,828
SFL	Second Floor	609	168.730	102,758
EFP	Enclos Porch	160	44.240	7,078

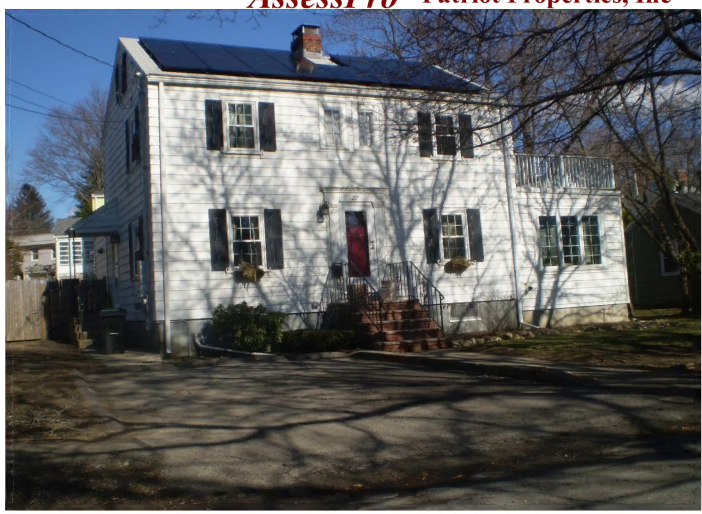
Net Sketched Area:	2,157		Total:		
Size Ad	1388	Gross Are	3347	FinArea	1388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: